

**AGENDA FOR THE  
MEETING  
OF THE  
KINGSPORT HISTORIC ZONING COMMISSION**

November 11<sup>th</sup>, 2019

1:30 P.M.

Kingsport Development Services Center  
201 W. Market Street  
Bob Clear Conference Room

**I. Introduction and Recognition of Visitors**

At this time, Chairman Henderson extends a welcome to all visitors. Time will be allowed at the conclusion of the meeting for public comment.

**II. Old Business:**

1. Discussion of the October 14<sup>th</sup>, 2019 Minutes

**III. New Business:**

1. The Commission is asked to discuss a certificate of approval for exterior modifications to 1353 Watauga Street

**IV. Other Business:**

1. Welcome Dr. Reid
2. Discuss Chairman role

**Adjournment**

**MINUTES OF THE REGULARLY SCHEDULED MEETING OF THE  
KINGSPORT HISTORIC ZONING COMMISSION**

October 14, 2019

1:30 p.m.

**Members Present**

Jim Henderson  
Dineen West  
Jewell McKinney  
Jason Meredith

**Members Absent**

Beverly Perdue  
Eliza Harmon  
Dr. Erin Reid

**Staff Present**

Nathan Woods

**Visitors Present**

Ryan Elswick  
Angie Tate

Historic Zoning Commission (HZC) Chairman, Jim Henderson, opened the meeting at 1:30 p.m. Chairman Henderson thanked the commissioners for attending the regular scheduled meeting, welcomed the visitors, asked everyone to sign-in, and had the visitors introduce themselves. Chairman Henderson announced that the meeting would be his last. Planner Woods stated that the July Minutes would be discussed at the next meeting.

Under the "New Business" portion of the called HZC meeting the first item for discussion was the granting of a Certificate of Appropriateness for renovations at 136 Main Street. Planner Woods introduced the item and the scope of work noted on the application. The property owner presented the project and explained the need for renovations. Chairman Henderson asked several questions about the awning, and several minutes were spent discussing the bottom row of windows. Commissioner McKinney pointed out that the proposed windows did not match those of the next door neighbor. A discussion ensued about the height of the awning. Commissioner Henderson called a recess at 1:39 to inspect the awning. When the meeting restarted Chairman Henderson reported that the proposed awning would not work, and would not function well as proposed. Mr. Elswick stated that he was willing to either raise the awning very high or run it along the window seems. He also stated that he was willing to match the windows to Pixie Salon, the next door business. Mr. Elswick asked about pressure washing the brick. Mr. Elswick asked if he could have the option of choosing to do the awning or not at a later time, and bring this before the commission. Commissioner West made the motion to approve the project as submitted as long as the windows and doors match Pixie Salon, and that the awning comes back to us in the form of email and new rendering. Commissioner McKinney seconded the motion and the board approved unanimously.

Under "Other Business" staff explained that they had attended Certified Local Government training in Chattanooga, which allows the Commission to be eligible for grants from the state. An in house approval for a roof at 1227 Watauga was issued. An in-house approval was issued for the design of a gardening shed at 1237 Watauga Street. Finally, Commissioner Henderson announced that he was leaving the commission after a 19 year run.

No one spoke during public comment.

There being no further business the meeting adjourned at 2:35pm.

Respectfully Submitted,

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Chairman Henderson

# Kingsport Historic Zoning Commission

## Certificate of Appropriateness Report

File Number 104-00006

<b>Property Information</b>	Residential		
<b>Address</b>	1353 Watauga Street		
<b>Tax Map, Group, Parcel</b>	TM 46N, Group G, Parcel 016.00		
<b>Civil District</b>	11 <sup>th</sup>		
<b>Overlay District</b>	Watauga Street Historic District		
<b>Land Use Plan Designation</b>	Residential		
<b>Acres</b>	-		
<b>Existing Use</b>	Residential	<b>Existing Zoning</b>	R – 1A
<b>Proposed Use</b>	No Change	<b>Proposed Zoning</b>	No Change
<b>Owner Information</b>			
<b>Name:</b> Marty Moore <b>Address:</b> 1506 Harvey Brooks Dr. <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> mmoore@K12K.com <b>Phone Number:</b> 423-392-4794		<b>Request a Certificate of Appropriateness for:</b>  New Roof, New Siding, Paint Brick, Restore Patio, Windows  <b>Building Permit for:</b>  <b>New Construction for</b> _____ <b>Real Estate Improvement for</b> _____ <b>Expansion or Renovation for</b> _____	
<b>Points for Consideration</b>			
<p><b>Request:</b> The request is to approve the installation of new window and doors, and replacement of the awning.</p> <p><b>When considering this request, points to consider from the Design Guidelines include:</b></p> <p>12.4 Replace windows only if they are beyond repair, and match replacements to the originals in size, materials, and number and arrangement of lights. Wood is the preferred replacement material for original wood, but aluminum-clad wood or composite products may be appropriate. Most major window manufacturers have appropriately sized wood windows for historic dwellings. Replace historic metal windows with like materials. The primary concern for replacement windows is achieving the historic appearance of historic wood or metal window through appropriate dimensions, depth of frame, and the appearance of true divided lights. True divided lights for windows are preferred or windows with lights that are bonded to the glass with spacers and appropriate grid profiles. Whenever original windows are removed and replaced, retain and reuse their serviceable hardware and locks.</p> <p>11.3 Keep historic masonry visible and unpainted. Do not paint masonry that has never been painted. If water is penetrating historic masonry, water-repellent coatings can be used. The use of silicone-based sealants on masonry walls is not recommended. Silicone-based sealants do not allow the brick to “breathe” and can trap moisture within walls. There are very good non-paint related treatments that are highly effective in strengthening damaged sandblasted masonry and rendering it more water repellant and resistant to the elements.</p>			
<b>Planner:</b>	Nathan Woods	<b>Date:</b>	11/07/2019
<b>Historic Zoning Commission Action</b>		<b>Meeting Date:</b>	11/11/2019

## Kingsport Historic Zoning Commission

### Certificate of Appropriateness Report

File Number 104-00006

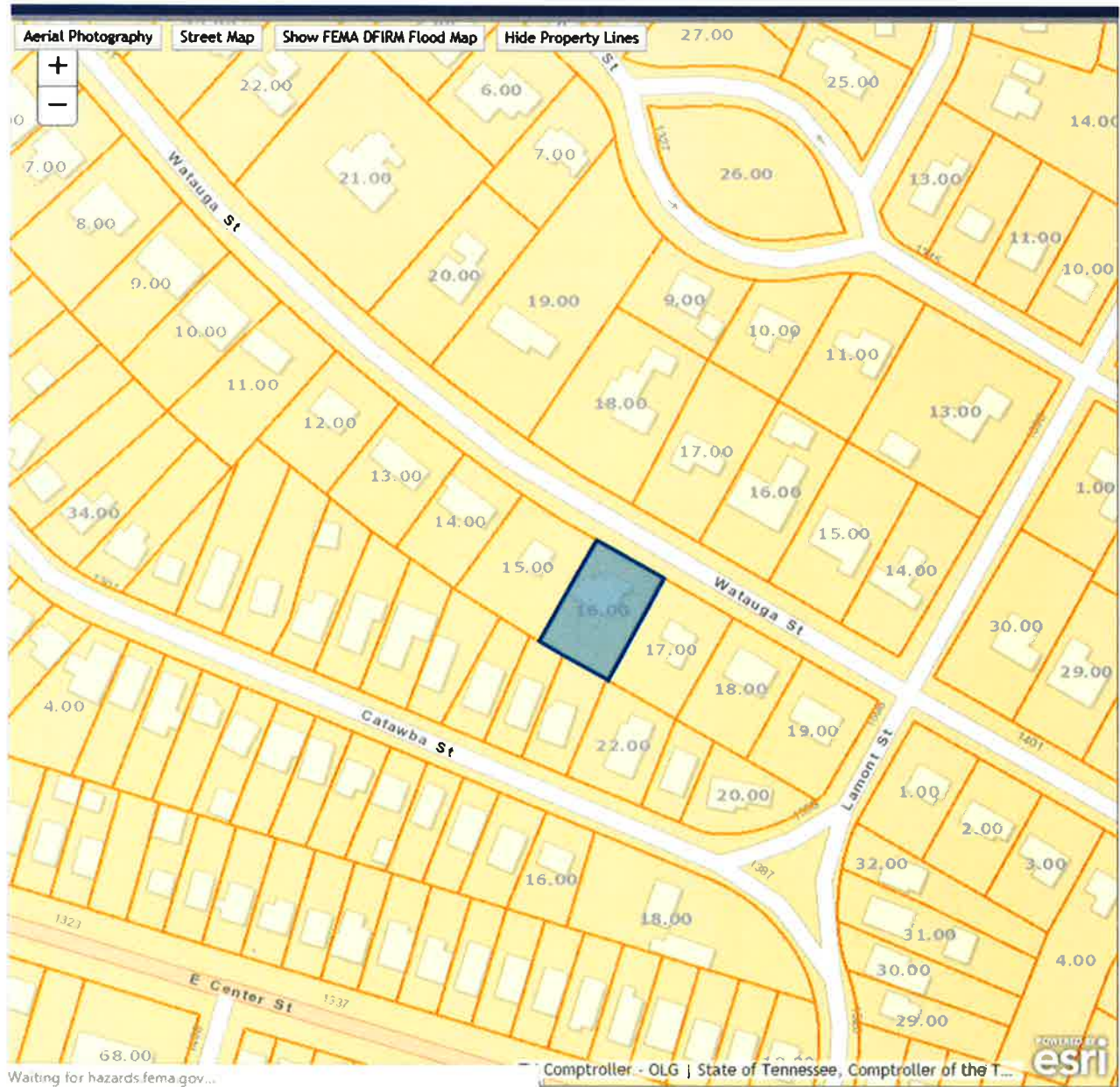
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

# Kingsport Historic Zoning Commission

## Certificate of Appropriateness Report

File Number 104-00006

### Location Map



**Kingsport Historic Zoning Commission**

**Certificate of Appropriateness Report**

**File Number 104-00006**

**Front**



**Kingsport Historic Zoning Commission**

**Certificate of Appropriateness Report**

**File Number 104-00006**



Prepared by Kingsport Planning Department for the  
Kingsport Historic Zoning Commission Meeting on November 11, 2019.

Kingsport Historic Zoning Commission

Certificate of Appropriateness Report

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**Kingsport Historic Zoning Commission**

**Certificate of Appropriateness Report**

**File Number 104-00006**



# Kingsport Historic Zoning Commission

## Certificate of Appropriateness Report

File Number 104-00006

2012



# Kingsport Historic Zoning Commission

## Certificate of Appropriateness Report

File Number 104-00006

2008

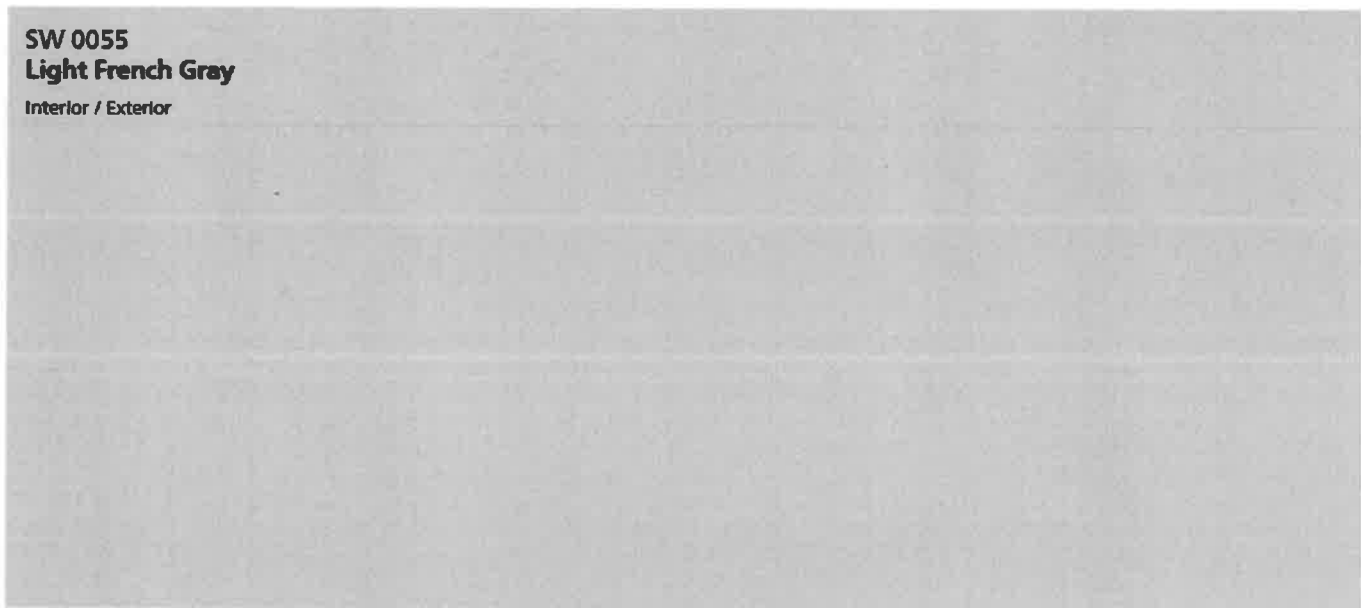


Kingsport Historic Zoning Commission

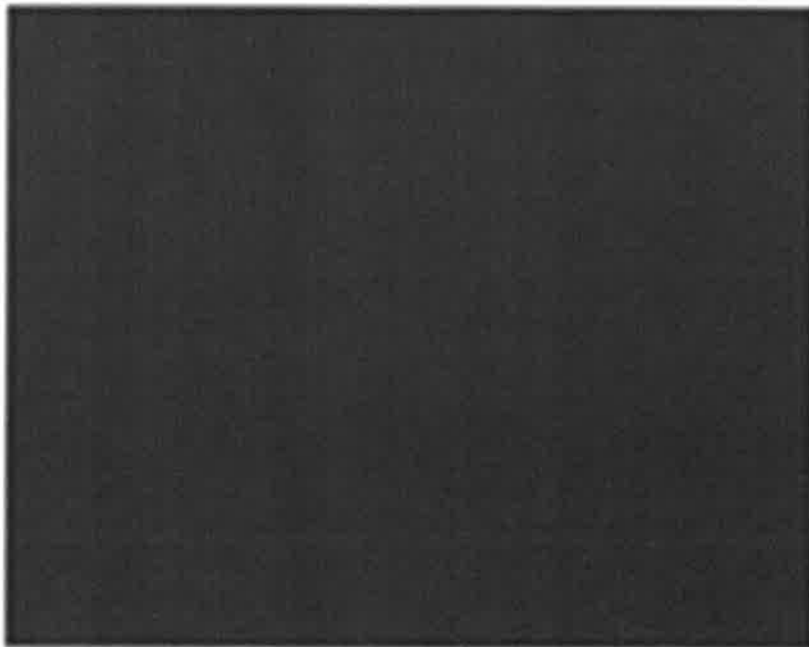
Certificate of Appropriateness Report

File Number 104-00006

Proposed Brick Color: SW 0055 Light French Gray



Proposed metal roof for front porch and side "sun room": Charcoal Gray



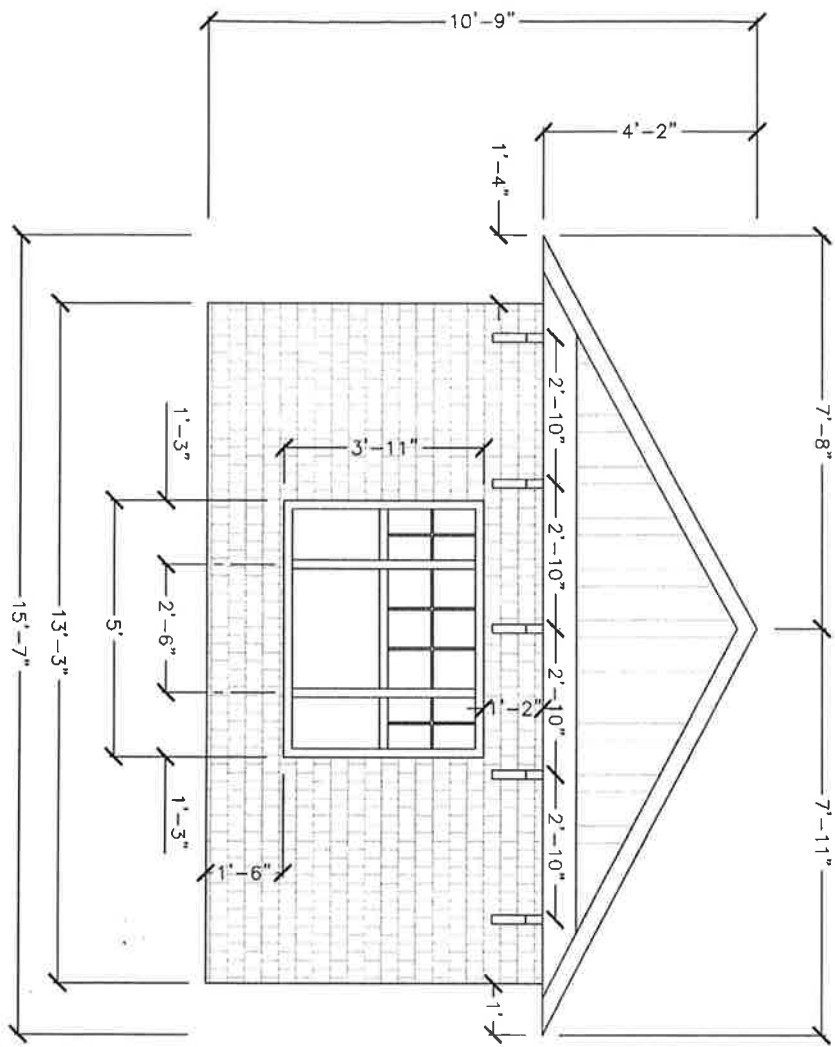
## Kingsport Historic Zoning Commission

### Certificate of Appropriateness Report

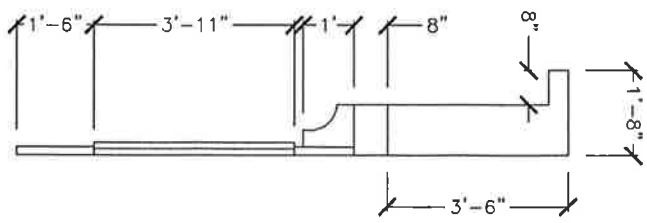
File Number 104-00006

#### Comments

The owner of 1353 requests a complete façade renovation. You'll note that this home has been in disrepair for some time. An in house approval of the roof was granted to stop water from penetrating the structure. The owner is undertaking a complete interior renovation as well. Extensive work is required to repair the home including replacing all soffit and fascia boards. The owner requests to paint the brick of the home, and replace the existing siding. (A siding sample will be provided at the meeting) The owner also will attempt to restore the sagging patio.



SIDE



SHEET: 01	SCALE: 1/2" = 1'-0"	INITIAL SUBMITTAL: 10/28/2019 REV. _____ DATE: _____ REV. _____ DATE: _____ REV. _____ DATE: _____ DRAWN BY: DSW FILE NAME: MOORE RESIDENCE - WATAUGA ST-Plan.dwg	MOORE RESIDENCE WATAUGA STREET Kingsport, Tennessee 1353 ARCHITECT: n/a CONTRACTOR: n/a		
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# HISTORIC ZONING COMMISSION APPLICATION



## APPLICANT INFORMATION:

Last Name <u>Moore</u>	First <u>Marty</u>	M.I. <u>C</u>	Date <u>10/31/19</u>
Street Address <u>1506 Harvey Brooks Dr.</u>		Apartment/Unit #	
City <u>Kingsport</u>	State <u>TN</u>	ZIP <u>37660</u>	
Phone <u>423-392-4794</u>	E-mail Address <u>mmoore@k12k.com</u>		

## PROPERTY INFORMATION:

Tax Map Information	Tax map: <u>046N</u> Group: <u>G</u> Parcel: <u>016.00</u> Lot: <u>5</u>
Street Address <u>1353 Watauga St.</u>	Apartment/Unit #
Name of Historic Zone <u>Dobyns Add</u>	
Current Use <u>Vacant</u>	

## REPRESENTATIVE INFORMATION:

Last Name	First	M.I.	Date
Street Address		Apartment/Unit #	
City	State	ZIP	
Phone	E-mail Address		

## REQUESTED ACTION:

Remodel/Update existing structure with the following improvements:  
New Roof (shingle/Metal), New siding, Paint the Brick, Restore Sagging Patio,  
Install New Replacement Windows

## DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been notified as to the location, date and time of the meeting in which my application will be reviewed by the Commission. I further state that I am/we are the sole and legal owner(s) of the property described herein or have been appointed by the property owner to serve as a representative for this application and that I am/we are appealing to the Historic Commission.

Signature: <u>Marty C. Moore</u>	Date: <u>10/23/19</u>
Signed before me on this <u>23<sup>rd</sup></u> day of <u>Oct.</u> , 20 <u>19</u>	
a notary public for the State of <u>Tennessee</u>	
County of <u>at Large</u>	
Notary <u>Case M. Jeffers</u>	
My Commission Expires <u>May 23, 2020</u>	